173.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,000 / 923,000
					USE VALUE:	923,000 / 923,000
					ASSESSED:	923,000 / 923,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOPEZ ADELA G
Owner 2:	GONZALEZ MAMAMI BEATRIZ S
Owner 3:	
Street 1:	20 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WOOD CHARLES R/ETAL -
Owner 2:	WOOD JEANNE A -
Street 1:	20 SUTHERLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3033 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4050.000	581,900		341,100	923,000
Total Card	0.093	581,900		341,100	923,000
Total Parcel	0.093	581,900		341,100	923,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.37 | /Parcel: 304.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114959
GIS Ref	
GIS Ref	
Insp Date	06/27/18

!13415!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	581,900	0	4,050.	341,100	923,000	923,000	Year End Roll	12/18/2019
2019	104	FV	425,300	0	4,050.	336,300	761,600	761,600	Year End Roll	1/3/2019
2018	104	FV	408,800	0	4,050.	258,300	667,100	667,100	Year End Roll	12/20/2017
2017	104	FV	383,500	0	4,050.	243,700	627,200	627,200	Year End Roll	1/3/2017
2016	104	FV	383,500	0	4,050.	224,200	607,700	607,700	Year End	1/4/2016
2015	104	FV	341,900	0	4,050.	209,600	551,500	551,500	Year End Roll	12/11/2014
2014	104	FV	341,900	0	4,050.	193,000	534,900	534,900	Year End Roll	12/16/2013
2013	104	FV	355,700	0	4,050.	193,000	548,700	548,700		12/13/2012

PRINT

Date	Time
12/11/20	03:22:37

LAST REV

Date	Time
08/08/18	11:34:17
apro	
13415	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOOD CHARLES R/	46720-22		12/23/2005		540,000	No	No		
BURROWS EVELYN	26752-501		10/17/1996		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	114959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2014	768	Siding	14,250					
6/16/2003	468	Manual	3,875					NEW GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
7/2/2014	External Ins	PC	PHIL C
12/30/2008	Measured	163	PATRIOT
2/24/2006	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag	201	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4050		Sq. Ft.	Site		0	70.	1.20	6			Topo	-10					341,146						341,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 341,146 | Spl Credit | Total: 341,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99624896
Const Adj.:	0.99989998
Adj $ / SQ:	169.345
Other Features:	134563
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714922
Depreciation:	132975
Depreciated Total:	581946

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

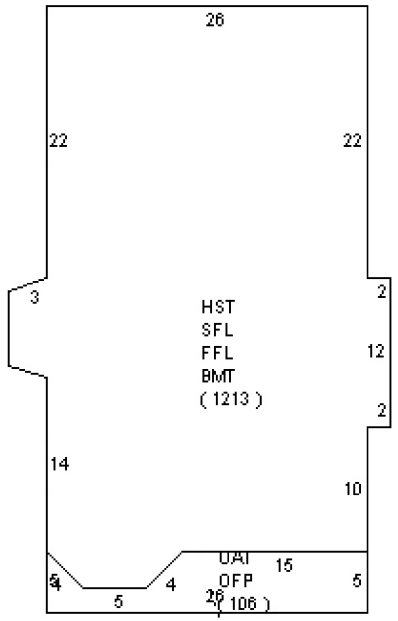
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.35
Special Features:	0	Val/Su Net:	132.91
Final Total:	581900	Val/Su SzAd	191.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,213	50.800	61,625
FFL	First Floor	1,213	169.350	205,416
SFL	Second Floor	1,213	169.350	205,416
HST	Half Story	607	169.350	102,708
OFP	Open Porch	106	32.060	3,399
UAT	Upper Attic	27	67.740	1,795
	Net Sketched Area:	4,378	Total:	580,359
Size Ad	3032.5	Gross Are	5064	FinArea 3033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	